



36 Parramatta Road WERRIBEE VIC

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Calling all investors & first home buyers. This family home situated on approximately 566m² of land with facing parklands and very close to all local amenities, including local primary and high schools, public transport, Pacific Werribee shopping centre and few minutes drive to Werribee CBD and Train station is hard to find. This home is perfect for those who want to secure their first home in highly sought after location of Werribee or investors looking to book their future investment.

Presenting three fitted bedrooms with BIR, formal lounge area, practical kitchen leads to meals area, bathroom, laundry, evaporative cooling, wood fire heating, floating floor boards etc. with huge backyard for kids to play or just to get together with friends and family.

Additional features includes drive through carport leads to oversized garaged which can be easily converted to another room or use it as outdoor living entertainment area.

Building Size : 15 sqm

Land Size : 576 sqm

View : <https://www.ypa.com.au/7360597>